

BEING all that tract of land in McLennan County, Texas, out of the Miguel Rabago Survey, Abstract Number 33, and being part of that called 10.80 acres of land described in a deed to Thomas Ellington Sr., recorded in Volume 1865 page 13 of the Official Public Records of McLennan County, Texas (O.P.R.M.C.T.), and being further described as follows:

BEGINNING at a cotton spindle set at the intersection of west corner of said 10.80 acres in the transition line of Patrick Road from the southeast line to the northeast line of Patrick Road;

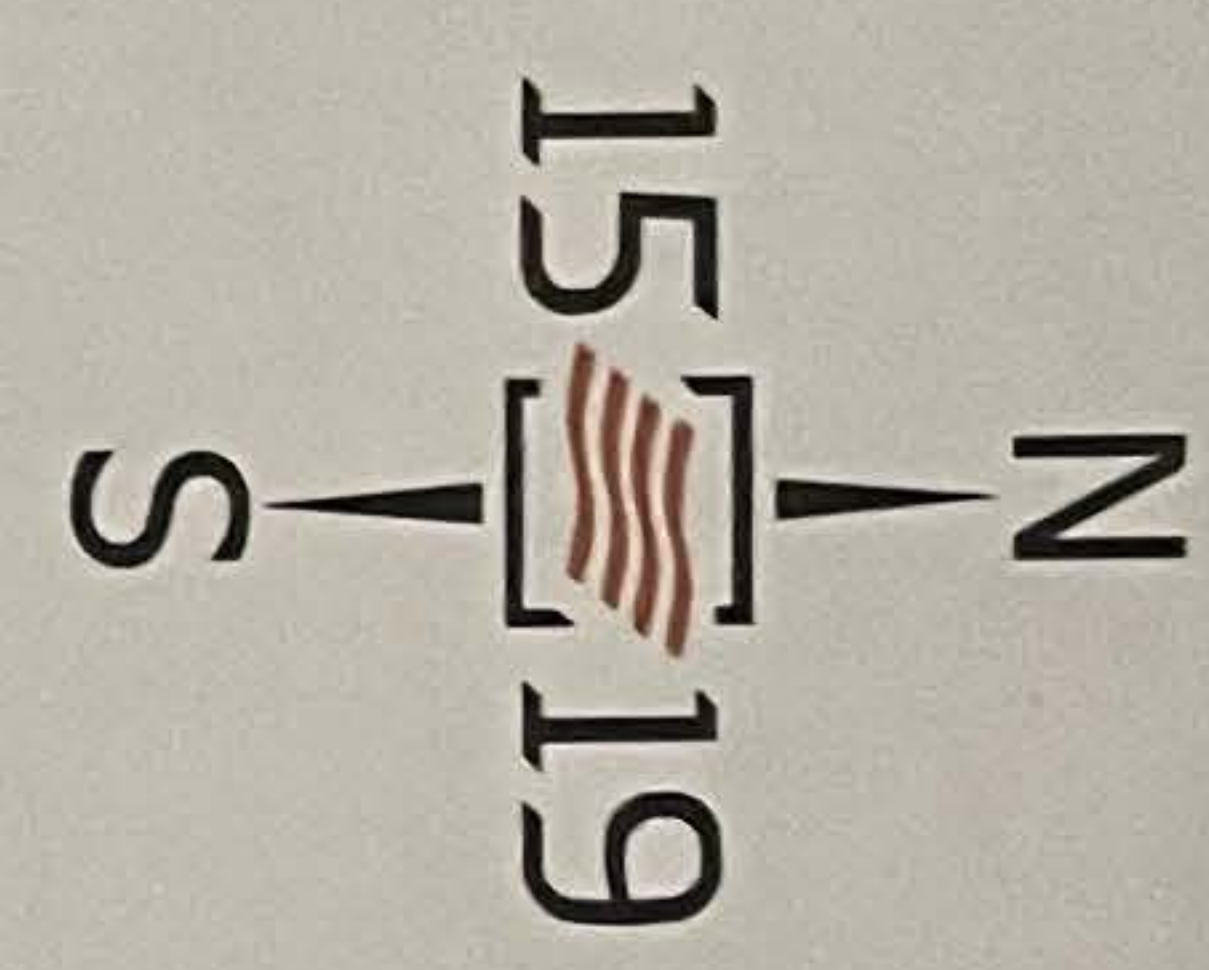
THENCE North 57 degrees 59 minutes 35 seconds East, 268.17 feet with the common line of said 10.80 acres and the southeast line of Patrick Road to a 3/4 inch pipe at a corner of said 10.80 on the southwest line of called 2.54 acres of land as described in a deed to Thomas Ellington Sr. and recorded as McLennan County Clerk's Document (M.C.D.) 2008013650 of the O.P.R.M.C.T.;

THENCE South 34 degrees 20 minutes 03 seconds East, 234.63 feet to a 1/2 inch Steel Rod Capped "1519 SURVEYING" Set on the northeast line of said 10.80 acres and the southwest line of said 2.54 acres;

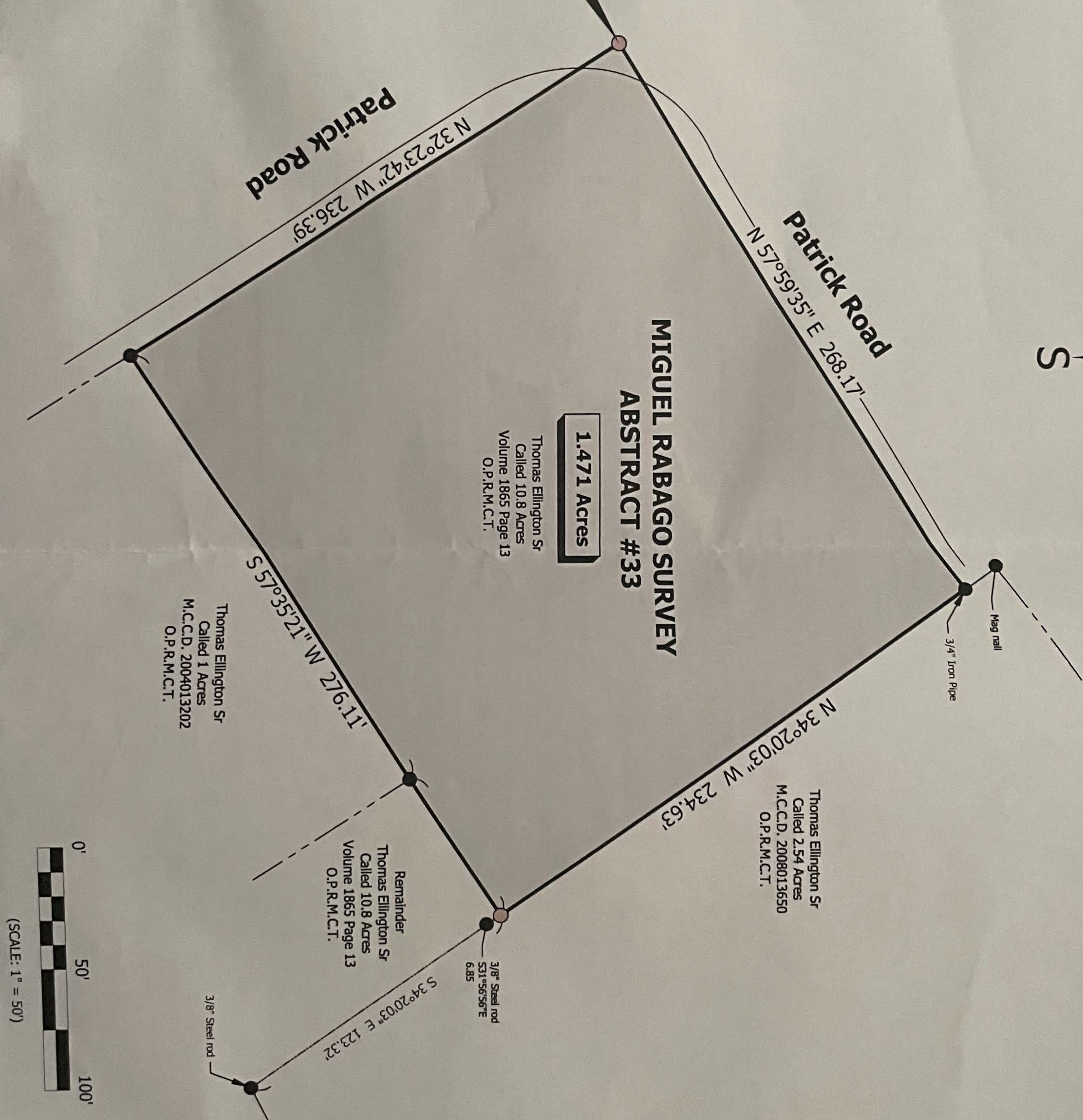
THENCE South 57 degrees 35 minutes 21 seconds West, 276.11 feet running through the remaining said 10.8 and passing along the northwest line of called 1 acre of land as described in a deed to Thomas Ellington Sr. and recorded as M.C.D. 2004013202 of the O.P.R.M.C.T. to a 1/2 inch steel rod found at the west corner of said 1 acre and the northeast line of Patrick Road;

THENCE North 32 degrees 23 minutes 42 seconds West, 236.39 feet along the common line of said 10.8 acres and the northeast line of Patrick Road to the Point of Beginning, containing 1.471 acres of land.

Measured bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.



- NOTES:
1. Bearings, distances, and acreage are grid, NAD83 State Plane Coordinate System, Texas Central Zone 4203.
 2. This survey was prepared without the benefit of a current title report/commitment. There may be easements, restrictions, and/or covenants affecting this property, not shown hereon.
 3. No flood zone determination was made as part of this survey.



LEGEND

- 1/2 inch Steel Rod Found
- 1/2 inch Steel Rod Capped "1519 SURVEYING" Set
- [] - Record Information
- () - New Lot Dimensions
- M.C.D. - McLennan County Clerk's Document
- O.P.R.M.C.T. - Official Public Records of McLennan County, Texas

BOUNDARY SURVEY

1.471 ACRES OUT OF THE MIGUEL RABAGO SURVEY, ABSTRACT # 33,
CITY OF WACO, MCLENNAN COUNTY, TEXAS

BEING PART OF THAT CALLED 10.80 DESCRIBED
IN A DEED TO THOMAS ELLINGTON SR.
AS RECORDED IN VOLUME 1865 PAGE 13 OF THE O.P.R.M.C.T.

1519 Job No.: 9811	Drawn By: REP
Sheet 1 of 1	Reviewed By: JDD
Property Address: 182 Patrick Road Waco, Texas 76708	Prepared For: Larry Saunders

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on May 11, 2021; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

James David Dosey
R.P.L.S. 6112
Date: May 19, 2021



This survey may only be used for the original transaction for which it was created. Digital or photocopy reproductions of this survey may not be used for subsequent transactions. This survey is only valid with the presence of a raised impression seal.

1519
SURVEYING & ENGINEERING
1519LLC.COM
TBP/LS# 10193968 TBP/E# F-17299 TBP/LS# 10194351 TBP/LS# 10194351

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